



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2308838
Applicant Name: Milton Won for Intergrated Real Estate
Address of Proposal: 1200 3rd Avenue

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of a portion of an existing building from utility services to retail or customer service office (4,003 square feet) and administrative office or utility services (49,944 square feet).

The following approval is required:

SEPA – Environmental Determination (Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving on-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

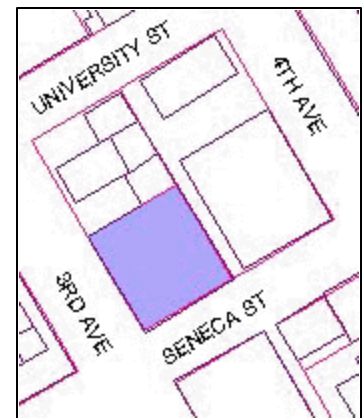
Site & Zoning Description

The existing 13-story building is located and fronts on the northeast corner of the intersection of 3rd Avenue and Seneca Street in downtown Seattle. Third Avenue and Seneca Street are four lane arterials.

Zoning for the block and building is Downtown Office Core 1 with a 450 foot height limit (DOC1-450) with the adjacent blocks also zoned DOC1-450.

The following proposed use(s) are permitted in DOC1-450 zone.

Proposal Description



The applicant purposes to change the use of 4,003 square feet of the first floor from “utility services” to customer service or retail use and to change the use of 49,944 square feet of floors ten through thirteen (top 4 floors) from “utility services” to office or utility use. Principal use for the building remains utility service.

Parking is not affected (there is no parking in the existing building) and SMC 23.49.016A2 exempts existing buildings from parking requirements. There may be a question on parking if the spaces are ultimately rented for office uses. The building has high transit access and is near a bus tunnel.

SEPA review is required for this change of use because the change is affecting more than 4,000 square feet of non-residential area in a downtown zone. Refer to Director’s Rule 23-2000.

Public Comments

The initial public comment period for the proposed project ended on April 14, 2004, and no comment letters were received.

ANALYSIS - SEPA

The purpose of this environmental review is to analyze the potential environmental impact(s) associated with changing the use of the first floor from “utility services” to either customer service or retail use and to change the use of floors ten through thirteen (top 4 floors) from “utility services” to either office or utility use.

Further, the analysis considers the flexibility in the use the spaces, as noted above, prior to a tenant or tenants being secured. By doing this, future tenants can apply for permits without Director’s Rule 23-2000 being invoked; however future permits shall clearly establish the use(s) of the aforementioned floors within the building.

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist prepared by the applicant (dated February 10, 2004) and supplemental information in the project file submitted by the applicant. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, “*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*” subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts can be considered. Short-term and adverse impacts are anticipated from the proposal.

Short-term Impacts

The following temporary or construction-related impacts are expected: 1) increased noise and vibration from construction operations and equipment; 2) increased traffic and parking demand from construction personnel; 3) blockage of streets by construction vehicles/activities; 4) conflict with normal pedestrian movement adjacent to the site; and 5) consumption of renewable and non-renewable resources. These

impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, construction along the street right-of-way; street blockage and traffic safety); 2) Building Code (construction measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion, where applicable). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Other Short-term Impacts

The other short-term impacts not noted here as mitigated by codes, ordinances, or conditions (e.g., additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation or discussion.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file) Date: May 31, 2004
Colin R. Vasquez, Land Use Planner
Department of Planning and Development
Land Use Division